



UNIVERSITY
PLACE
CONDOMINIUMS

Brazos Valley Property Management
903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

Agenda HOA Board Meeting

June 17, 2020 @ 5:30pm

1. Financials for January - March.

2. Old Business:
 - a. Parking lot
 - b. Pool Upgrades
 - c. Fence
 - d. Locks on fence

3. New Business:
 - a. Future Projects i.e. Landscaping, security cameras etc.

4. Adjournment

Cash Flow

Beal Properties

Properties: University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840

Date Range: 01/01/2020 to 05/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	107,325.00	100.00	107,325.00	100.00
Total Operating Income	107,325.00	100.00	107,325.00	100.00
Expense				
Electrical Repairs	9,920.72	9.24	9,920.72	9.24
Fire Alarm Repairs	9,587.74	8.93	9,587.74	8.93
General Maintenance	3,682.49	3.43	3,682.49	3.43
Insurance	17,030.99	15.87	17,030.99	15.87
Transfer to Reserves	10,800.00	10.06	10,800.00	10.06
Lawn/Property Maintenance	14,839.43	13.83	14,839.43	13.83
Special Projects	4,324.24	4.03	4,324.24	4.03
Management Fee	5,500.00	5.12	5,500.00	5.12
Monitoring Service	720.00	0.67	720.00	0.67
Mortgage/Note Payment	30,970.80	28.86	30,970.80	28.86
Office Expenses	120.00	0.11	120.00	0.11
Pest Control	541.25	0.50	541.25	0.50
Plumbing Expense	75.00	0.07	75.00	0.07
Porter Service	4,255.00	3.96	4,255.00	3.96
Pool Expense	1,677.88	1.56	1,677.88	1.56
Security Expense	1,775.32	1.65	1,775.32	1.65
Telephone Service	356.22	0.33	356.22	0.33
Towing Service	550.00	0.51	550.00	0.51
Utilities	7,581.87	7.06	7,581.87	7.06
Total Operating Expense	124,308.95	115.82	124,308.95	115.82
NOI - Net Operating Income	-16,983.95	-15.82	-16,983.95	-15.82
Total Income	107,325.00	100.00	107,325.00	100.00
Total Expense	124,308.95	115.82	124,308.95	115.82
Net Income	-16,983.95	-15.82	-16,983.95	-15.82
Other Items				
Prepayments	3,200.00		3,200.00	
Net Other Items	3,200.00		3,200.00	
Cash Flow	-13,783.95		-13,783.95	

Expense Distribution

Exported On: 05/17/2020 04:52 PM

Properties: University Place Condominiums - 515-529 Southwest Pkwy, College Station, TX 77840

Payees: All

Bill Date Range: 01/01/2020 to 05/31/2020

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
	05/01/2020	515#304	Diane Frazier	225.00	123509	05/13/2020	Diane Frazier, University Place Condominiums - 515#304: Move Out Refund
4600 - Homeowners Association Dues							
	01/20/2020	515#204	Sue & Stephanie Cheung	225.00	123176	01/23/2020	Sue & Stephanie Cheung, University Place Condominiums - 515#204: Move Out Refund
6390 - Electrical Repairs							
12013	01/10/2020		Constant Current Electric	1,103.15	123153	01/10/2020	517- Removed and replaced 3 faulty LED wallpacks building 517 removed 15 faulty wall packs, replaced
12096	05/05/2020		Constant Current Electric	5,965.18	123476	05/06/2020	
12113	05/06/2020		Constant Current Electric	2,852.39	123496	05/06/2020	
				9,920.72			Removed and replaced 6 new wallpacks. replaced 2 faulty sign lights.
6437 - Fire Alarm Repairs							
1061-F062234	01/07/2020		American Fire Protection Group- College Station	1,406.17	123236	02/11/2020	Cleaned out clogged pipe on building 525, restricting water flow. Replaced one bad pull station.
1061-F065643	02/06/2020		American Fire Protection Group- College Station	1,970.15	123209	02/07/2020	Replaced damaged wire on pull station, building 521.. inspected several units before finding broken fire alarm.
1061-F068798	03/04/2020		American Fire Protection Group- College Station	855.48	123289	03/04/2020	replace alarm batteries 517, 527, 529
1061-F069110	03/06/2020		American Fire Protection Group- College Station	1,162.61	123301	03/06/2020	replace fire alarm panel bldg 517
1061-F070217	04/21/2020		American Fire Protection Group- College Station	411.35	123431	04/22/2020	Repaired trouble on wireless gateway. 527
				5,805.76			
6455 - General Maintenance							
1810	01/06/2020		Petty-Faldyn Property Repair LLC	690.00	123142	01/07/2020	bulk pick up Aug 30, Sept 3,6,9,20,23,25 Cleaned out clogged dryer vent line. 523#302 521 #102 Rain gutter repair Pressure washed breezeways at UP Quarterly Power washing breeze ways and stairs
2093261	02/07/2020		A Clean Sweep	149.00	123231	02/07/2020	
11906	04/06/2020		T. Fry Make Ready	50.00	123406	04/06/2020	
02/17/2020	04/07/2020		Chad's Mobile Wash	1,200.00	123412	04/07/2020	
515-529	04/24/2020		Chad's Mobile Wash	1,200.00	123440	04/27/2020	
2059	05/06/2020		Petty-Faldyn Property Repair LLC	297.00	123484	05/06/2020	UP- Repaired several loose railings through the complex #519 - Repaired handrail that had fallen off
11840	05/06/2020		T. Fry Make Ready	96.49	123495	05/06/2020	
				3,682.49			
6470 - Insurance							
F006095969-001-00001	01/06/2020		Farmers Insurance Exchange	2,684.08	123137	01/07/2020	monthly insurance
F006095969-001-00001	02/18/2020		Farmers Insurance Exchange	2,678.08	123254	02/19/2020	Feb Insurance
F006095969-001-00001	02/25/2020		Farmers Insurance Exchange	2,678.08	123259	02/25/2020	Monthly Insurance premium
F006095969-001-00001	03/27/2020		Farmers Insurance Exchange	3,402.49	123357	03/27/2020	monthly insurance
F006095969-001-00001	04/27/2020		Farmers Insurance Exchange	2,598.01	123442	04/27/2020	Monthly Insurance premium
F006095969-001-00001	05/28/2020		Farmers Insurance Exchange	2,990.25	123525	05/26/2020	Insurance payment
				17,030.99			
6471 - Transfer to Reserves							
	01/01/2020		University Place Condos.	2,160.00	123124	01/03/2020	January 2020 - Transfer to Reserves
	02/01/2020		University Place Condos.	2,160.00	123202	02/03/2020	February 2020 - Transfer to Reserves
	03/01/2020		University Place Condos.	2,160.00	123280	03/03/2020	March 2020 - Transfer to Reserves
	04/01/2020		University Place Condos.	2,160.00	123378	04/02/2020	April 2020 - Transfer to Reserves
	05/01/2020		University Place Condos.	2,160.00	123459	05/05/2020	May 2020 - Transfer to Reserves
				10,800.00			
6475 - Lawn/Property Maintenance							
1031	01/07/2020		The Ground Crew	2,083.81	123150	01/07/2020	monthly lawn service
1163	02/05/2020		The Ground Crew	2,083.81	123225	02/07/2020	Monthly Lawn Service
200127	02/05/2020		Complete Lawn Serv.	3,000.00	123214	02/07/2020	Tree Removal and stump grinding
1918	02/07/2020		Lopez Boyz	825.00	123220	02/07/2020	Removed branches and tree trunks from property
1243	03/04/2020		The Ground Crew	2,083.81	123297	03/04/2020	monthly lawn maintenance/irrigation off
14198	03/26/2020		Green Rite Lawn Spraying Service	595.38	123359	03/27/2020	Spring Fertilization
1332	04/24/2020		The Ground Crew	2,083.81	123445	04/27/2020	Monthly Lawn Service
1418	05/06/2020		The Ground Crew	2,083.81	123486	05/06/2020	CM / lawn, hedges
				14,839.43			
6531 - Special Projects							
2x4x16 - dumpster fences	03/06/2020		Robert Walker	248.63	123315	03/06/2020	purchased running boards for dumpster pickets..
Place dumpster	03/10/2020		Fidencio "Charlie" Briones	700.00	123329	03/10/2020	Replacing dumpster fences.
211	03/26/2020		College Station Fencing Company	487.13	123355	03/27/2020	
208	03/26/2020		College Station Fencing Company	676.56	123355	03/27/2020	100 foever fencing pickets
646872	03/26/2020		Fidencio "Charlie" Briones	406.92	123352	03/27/2020	Materials and labor for the dumpster fences
	04/02/2020		Fidencio "Charlie" Briones	500.00	123395	04/06/2020	Labor for dumpster work
2125	04/11/2020		Lopez Boyz	725.00	123416	04/11/2020	Picked up and hauled off old picket fence
200501	05/06/2020		Excel Towing	580.00	123477	05/06/2020	11 vehicles relocated
				4,324.24			
6540 - Management Fee							
	01/03/2020		Beal Properties	1,100.00	123114	01/03/2020	Management Fee for 01/2020
	02/03/2020		Beal Properties	1,100.00	123205	02/03/2020	Management Fee for 02/2020
	03/03/2020		Beal Properties	1,100.00	123282	03/03/2020	Management Fee for 03/2020
	04/02/2020		Beal Properties	1,100.00	123386	04/02/2020	Management Fee for 04/2020
	05/05/2020		Beal Properties	1,100.00	123467	05/05/2020	Management Fee for 05/2020

189476	04/17/2020	College Station Utilities	62.25	123426	04/17/2020	527- electrical
189650	04/17/2020	College Station Utilities	56.08	123426	04/17/2020	528-Electrical
159782	04/17/2020	College Station Utilities	52.30	123426	04/17/2020	515 - Sprinkler
187004	04/17/2020	College Station Utilities	81.28	123426	04/17/2020	515 - electrical
187036	04/17/2020	College Station Utilities	53.21	123426	04/17/2020	517 - electrical
187050	04/17/2020	College Station Utilities	99.24	123426	04/17/2020	521 - electrical
189468	04/17/2020	College Station Utilities	84.45	123426	04/17/2020	525 - electrical
187048	04/21/2020	College Station Utilities	573.74	123434	04/22/2020	519- electric
189476	05/13/2020	College Station Utilities	54.22	123512	05/13/2020	527 - Electrical
189650	05/13/2020	College Station Utilities	44.45	123512	05/13/2020	529 - electrical
159782	05/13/2020	College Station Utilities	58.80	123512	05/13/2020	515 - Sprinkler
187004	05/13/2020	College Station Utilities	87.16	123512	05/13/2020	515 - electrical
187036	05/13/2020	College Station Utilities	50.49	123512	05/13/2020	517 - Electrical
187050	05/13/2020	College Station Utilities	68.60	123512	05/13/2020	521-electrical
189468	05/13/2020	College Station Utilities	77.65	123512	05/13/2020	525 - electrical
189466	05/13/2020	College Station Utilities	44.45	123512	05/13/2020	523 - electrical
187048	05/19/2020	College Station Utilities	425.77	123519	05/19/2020	519 - Electrical
			7,581.87			
Total			120,976.97			



PROSPERITY BANK®

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Statement Date

5/31/2020

4287 1 AV 0.389

Account No

214020265

UNIVERSITY PLACE CONDOMINIUM HOMEOWNERS

ASSOCIATION INC

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228

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Funds Availability Changes effective 6/1/2020: The amount we make available for checks not subject to next-day availability is increasing from \$200 to \$225. In addition, the amount available for withdrawal on exception holds for large deposits, new accounts and the amount for determining a repeat overdraft is increasing from \$5,000 to \$5,525.

Incoming Wire Transfer Fee effective 07/01/2020: A fee of \$7.50 will be charged for each incoming wire transfer.

STATEMENT SUMMARY

TX Prosperity Money Market Ind Account No 214020265

05/01/2020	Beginning Balance		\$79,981.13
	2 Deposits/Other Credits	+	\$2,169.77
	2 Checks/Other Debits	-	\$30,046.75
05/31/2020	Ending Balance	31 Days in Statement Period	\$52,104.15
	Total Enclosures		3

DEPOSITS/OTHER CREDITS

Date	Description	Amount
05/06/2020	Deposit	\$2,160.00
05/31/2020	Accr Earning Pymt Added to Account	\$9.77

OTHER DEBITS

Date	Description	Amount
05/27/2020	Telephone/Wire Xfer	\$15,000.00
05/27/2020	Telephone/Wire Xfer	\$15,046.75

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

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103421 : 00428701



MEMBER FDIC



NYSE Symbol "PB"

HOA Delinquency as of

Properties: University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840

As of: 05/31/2020

Delinquency Note Range: All Time

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 100.00

Unit	Name	Amount Receivable
<hr/>		
	University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840	225.00
		2,025.00
		450.00
		675.00
		225.00
		225.00
		3,825.00
Total		3,825.00